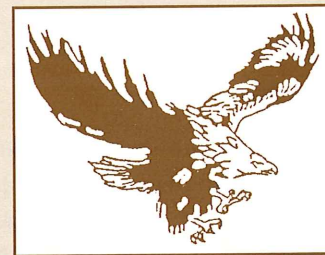


Eau Claire Landmarks



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2009

Welcome to another issue of "Eau Claire Landmarks," the newsletter published by the Eau Claire Landmarks Commission for those who have an interest in historic properties in our community.

The Landmarks Commission is a seven-member citizen board appointed by the Eau Claire City Council whose charge is to encourage the preservation of the City's architecturally and historically significant buildings and neighborhoods. The Commission is also involved with educational activities which help inform people about Eau Claire's past and which fosters an appreciation for our history.

The City of Eau Claire currently has 70 individual local landmarked properties and 2 local landmark districts

which contain a total of 155 properties. The two local landmark districts include the Randall Park Historic Landmark District which was designated in 1983 and the Third Ward Historic Landmark District, designated in 1985. These two areas are also listed on the National and State Register of Historic Places; however, the boundaries of the local districts differ somewhat from the national and state districts.

The Eau Claire Landmarks Commission is available to answer questions that owners of historic buildings may have concerning restoration or remodeling work. In addition, the Commission is more than happy to provide general design assistance to property owners concerning exterior work that they may be contemplating.

Members of the Landmarks Commission include: Jenny Ebert (Chairperson), Katrinka Bourne, John Mann, Ken Fulgione, Sue Nelson, Bob Von Haden, and Ken Ziehr.

The Eau Claire Landmarks Commission welcomes any suggestions that will help in the preservation of our architectural heritage for future generations to enjoy and study. Comments or questions may be directed to the City of Eau Claire's Department of Community Development at 839-4914.

Rehabilitation Tax Credits

Owning a historic property in Wisconsin provides an owner with several benefits. One of these is the opportunity to receive federal and state income tax credits for rehabilitation work on historic properties. Currently there are programs available for both income-producing properties and owner-occupied homes which are applicable for major rehabilitation work on a property.

Contact the Wisconsin Historical Society at 608-264-6490 or 608-264-6491 to find out more information about the program or refer to the web site for the Wisconsin Historical Society (wisconsinhistory.org). Please remember that rehabilitation work must be approved by the State before the work starts in order to be eligible for Wisconsin tax credits.



Plaque given to Marcella Edmund & Hugh Passow (center) for their property located at 317 S. Barstow, recently listed on the National Register.

Exterior Renovation Projects

Remember that any exterior renovation work that requires a building permit must be reviewed by the Landmarks Commission prior to issuance of a building permit by the City. This applies to all individually landmarked properties and properties located within the Randall Park and Third Ward Historic Landmark districts.

Generally, exterior work that requires a building permit is work that is structural in nature or would involve a change in the architectural character of the building. Examples of work that would require a building permit include:

- additions
- residing
- rescue platforms and additional exiting requirements
- construction of garages or storage buildings
- window replacement (if size or style is changed)
- alteration or replacement affecting a structural component of a building (foundation, rafters, joists, columns, posts, etc.)
- other work resulting in the change or removal of an architectural feature of a structure

Work which is primarily maintenance related and which does not change the appearance of the building can be approved administratively.

If you are not sure whether a project you are planning needs to be reviewed by the Commission, contact the City's Inspection Services Division at 839-4947 early on in your planning of the project. By contacting the Commission early on, the Commission may be able to give you valuable information which may help in your project.



The Mickelson family next to the plaque sponsored by the family

Historic Residential Loan Program

The Landmarks Commission continues to have loan funds available through the Historic Residential Loan Program (HRLP). This program provides low-interest loan funds for locally designated landmark properties in the city. Funds are available for exterior work such as: painting, reshingling, porch restoration, chimney and gutter repairs, tuck pointing, and foundation work. Interior improvements may be eligible if the work is necessary to correct an item which threatens the life of the structure. Funds cannot be used for such items as: additions, new siding, landscaping, sidewalk or driveway repair, construction of storage buildings or new garages, etc.

The interest rate for these loans is fixed at 3% and amortized over a 10-year period. Up to \$17,500 is avail-

able for single-family dwellings, with additional funds available if there are additional dwelling units in the building.

The loans are in the form of a second mortgage on the property. Individually landmarked dwellings and dwellings located in the Randall Park and Third Ward Historic Landmark districts are eligible for these funds. It is important to note that property owners do not have to be low-income in order to be eligible for this loan program. However, a basic housing code inspection is required to insure that minimum housing standards are met, which include such things as hand railings on stairways, cover plates on electrical outlets and other basic code regulations.

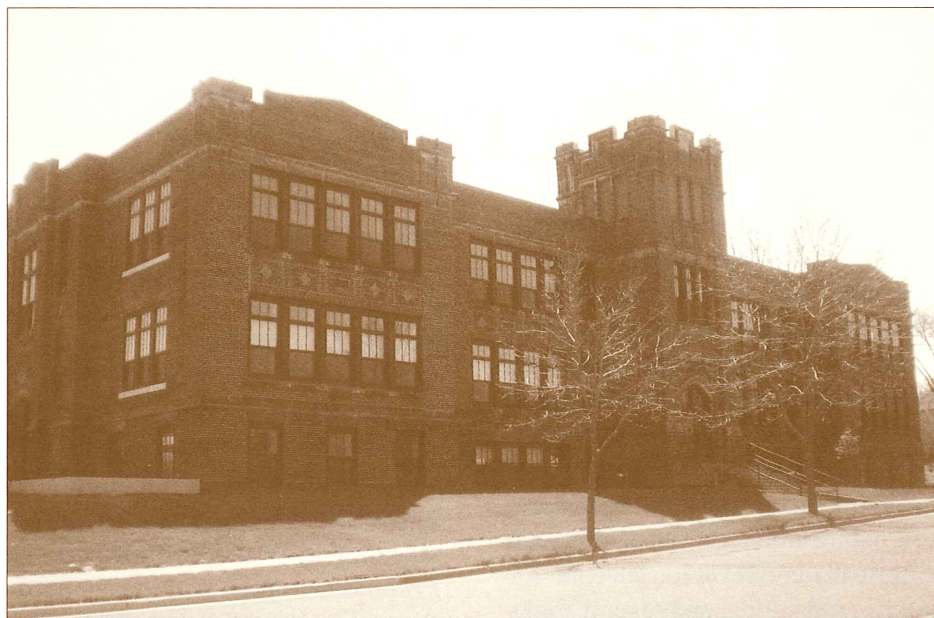
If you are thinking about a project for your home, now's the time to look into the loan program. For more details, contact the Department of Community Development at 839-4914.

New Local Landmark Property - Boyd School

The former Boyd School, located at 1105 Main Street, was recently designated as a local landmark by the Landmarks Commission, bringing the total number of Eau Claire landmarks to 70.

Originally named the Second Ward School, the building was constructed in 1917 by notable Eau Claire architect, Edward J. Hancock. Following a popular architectural trend, Hancock designed the school in the Collegiate Gothic style of well-known English universities. The two-story building was composed of two rectangular sections, with a brick facade and a limestone trim. In 1929, a rear addition was added to the building, also designed by Hancock. The building remains the best example of a Collegiate Gothic style school building in Eau Claire.

The school reflected the changes that took place in elementary education during the early twentieth century. During this time, curriculum moved beyond the traditional study of reading, writing, and arithmetic, and sought to produce a well-rounded educational



1105 Main Street, one of Eau Claire's most recent landmarked properties

experience with the introduction of domestic sciences and trade instruction. The school was also one of the first schools in Eau Claire to emphasize health and nutrition, including a gymnasium, lunchroom, and indoor bathrooms.

In 1951, the Second Ward School was renamed Boyd Elementary School. The name honors Robert Boyd, an Eau Claire councilman and a prominent figure in Eau Claire's land business. In 1910, Boyd donated the land for the Boyd Park Playground, located just to the north of the building.

The building was included on the National Register of Historic Places in 2000. In 2002, the school was replaced by the new Flynn Elementary School. That same year, local developer, John Mogensen purchased the building and began work on converting the property into condominiums. Throughout the construction process, Mogensen retained and enhanced many of the building's original architectural features, restoring the McGraw Street entrance and opening the windows back to their original size.

New National Register Properties

In 2007, several Eau Claire commercial properties were added to the National Register of Historic Places. These new nationally registered properties include three business districts: the Water Street Historic District, located within the 400 block of Water Street; the Drummond Business Block, located on 409 to 417 Galloway Street; and the Confluence Commercial Historic District, located downtown south of the Eau Claire River. Two other individual properties, the Eau Claire Masonic Temple located on 317 S. Barstow and 306 Main Streets, and the Union Auto Company located on 505 S. Barstow Street, were added at the same time.

The buildings in the Water Street Historic District were constructed between 1882 and 1885. These buildings consist of a distinguished collection of late nineteenth century commercial buildings constructed in Italianate, High Victorian Gothic, and commercial vernacular styles. Dur-

Landmarks Web Site

Information pertaining to the Landmarks Commission and historic preservation in the City can be found on the City's website, and more will be added as time allows. The City's web address is <http://www.eauclairewi.gov>. You can get to this information by selecting the Historic Preservation link located on the home page.



Portion of 400 block of Water Street, recently listed on the National Register

ing the late nineteenth and early twentieth century, this district served the needs of the neighborhood located to the north, with a variety of establishments, including the Browne and Bullen Dry Goods Store, the Knutson Saloon, and the Wright Barbershop.

The Drummond Business Block consists of three adjoining buildings built between 1879 and 1883. At the time of their construction, this block was in the heart of Eau Claire's thriving commercial and industrial core. Over the years, these three buildings have housed many historic manufacturing, wholesale, and retail businesses, including the Drummond Packing Company, Eau Claire Grocer Company, and the Farmers Store Company. In 1910, the three buildings were renovated, receiving the unified brick facade they possess today.

The Confluence Commercial Historic District contains 14 buildings located downtown Eau Claire. The buildings range in a variety of architectural styles, from Romanesque Revival, Commercial Vernacular, and Art Deco. Situated near the confluence

of Eau Claire and Chippewa Rivers, this area was an early hub of commerce as well as culture for the city. This district was home to many historic businesses, such as Eau Claire Gas and Light Company, Kline's Department Store, and the State Theatre.

The Eau Claire Masonic Temple was constructed between 1898 and 1899

in a Romanesque Revival inspired design. It was the first building in Eau Claire erected by the Eau Claire masons, and is one of the most recognizable and historically significant buildings downtown. For 25 years, the building served as the original site for the Eau Claire Masonic Lodge, home to the prestigious fraternal order, of which many social and economic leaders of Eau Claire belonged. Since 1985, the building has been the site of the Antique Emporium.

The Union Auto Company building (505 S. Barstow Street) housed one of the first automobile sales and services businesses in Eau Claire. Constructed in 1917, the square two-story brick building reflects the architecture of many Chicago-style commercial buildings of this time period. The building was home to the second auto dealership downtown Eau Claire, providing many Eau Claire residents with their first automobile. The building remained an auto dealership until 1977. The Acoustic Cafe now occupies the ground floor of the building and apartments are located on the second floor.



505 S. Barstow Street, recently listed on the National Register

Waterway Historic Marker Program

The Eau Claire Landmarks Commission recently dedicated a new historic marker along the City's recreational trail and riverfront. This brings the total number of markers to 18, all located along Half Moon Lake and the Eau Claire and Chippewa Rivers. The purpose of the plaques is to inform and educate the public about Eau Claire's history and call attention to persons, places, events, and businesses that were significant in Eau Claire's colorful past. Each marker is sponsored by a local business, family, or organization.

The most recent historic marker (#18) was sponsored by David and Jean Mickelson and family, and recounts the history of the Fournier's Dancing Academy and Ballroom. This marker

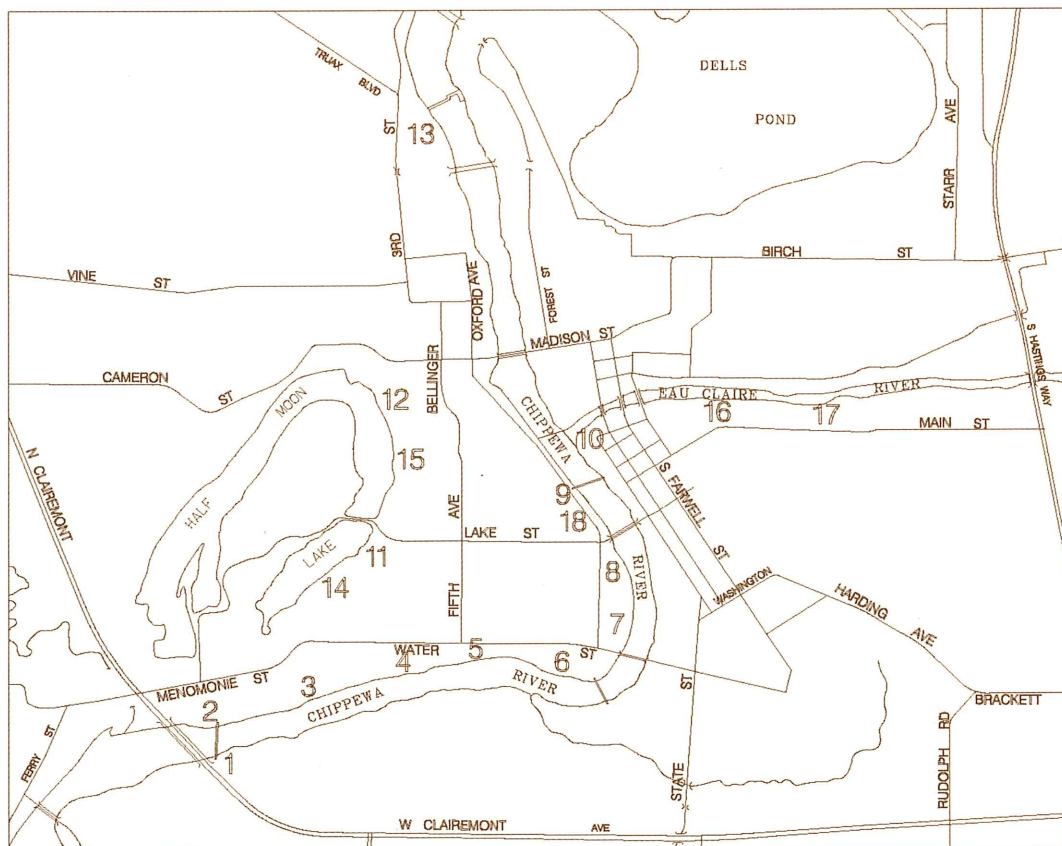
is located on the west side of the Chippewa River, at the corner of First Avenue and Ann Street, at the former site of the building.

Entitled "Fun on a Famous Floor," the marker describes the ballroom's glorious past as Eau Claire's premier entertainment hub from 1900 to 1971. At its height in the Big Band era and the Fabulous Fifties," Fournier's hosted well-known performers, such as Louis Armstrong, Buddy Holly, and Ritchie Valens. However, by the 1970s, ballroom dancing began to decline in popularity, bringing this era of history to a close. The building was demolished in 1971; however, the "famous floor" lives on in the memory of Eau Claire residents.

Other plaque sponsors include: Luther Midelfort, Northern States Power

(Xcel Energy), the Eau Claire Landmarks Commission, Water Street Business Improvement District, West Grand Avenue Business Improvement District, the Business Improvement District of Downtown Eau Claire, Joan and David Angell, Anton and Rae Shilling-Smets, UW-Eau Claire, the Hobb's Foundation, Judy Lien, Carol and Michael Benrud, the Guettinger Family, Helen and Jeffrey Benrud, Barbara Ellen Miller, Jack Hoard, Carolyn Books Hoard, and Eau Claire Historic Preservation Foundation.

The Commission is currently looking for sponsors for additional plaques along the trail. Details about sponsoring one of these plaques can be obtained by contacting the Department of Community Development at 839-4914.



PLAQUE TITLES

1. Early Exploration & Settlement
2. Daniel Shaw Lumber Company
3. The River Did Its Part
4. Adin Randall
5. Water Street: Growing Up Along the River
6. "Indian Country" Anishinabe Akhi
7. Owen's Gift to the City
8. Immigrants
9. Eau Claire: Wisconsin's Second City
10. Haymarket Square: Where the Rivers Meet
11. Recreation on Half Moon Lake
12. The Log Flume
13. Lumber & Politics: Building Dells Dam
14. Former Industries
15. Luther Midelfort
16. Eau Claire's Connection to the Soo Line Railroad
17. The Eau Claire River Suspension Bridge
18. Fournier's Dancing Academy & Ballroom

Waterway Plaque Locations

Resource Materials Available

If you have a question concerning a remodeling project that you are thinking about, the Landmarks Commission may have information available that could help you on your project. The Commission maintains a small library of restoration and remodeling books and pamphlets that can be signed out for review. The collection includes materials on such topics as inspecting a house for possible purchase, how to hire architects and contractors, historically correct color selection for exterior repainting, and several books on commercial and residential styles and terms. In addition, the Commission has most of the issues of the *Old House Journal* from 1976 through the present in its library.

Also, many resources are now offered on-line through the National Parks Service and the Wisconsin Historical Society. The Technical Preservation Services Division of the National Parks Service is the nation's leading provider of information and guidance on the care of historic buildings. Currently, all 44 *Preservation Briefs* are available on-line at <http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>. A variety of topics on the preservation and repair of historic structures can be accessed through an interactive subject menu. Also available on-line are select editions of the *Preservation Tech Notes*, a publication series providing practical information for practitioners in the preservation field, including architects, contractors, and maintenance personnel, as well as for owners and developers of historic properties. These technical

briefs can be accessed at <http://www.cr.nps.gov/hps/tps/technotes/tnhome.htm>.

Finally, the Wisconsin Historical Society offers a wealth of information for the owners of historic properties at their website, wisconsinhistory.org.

Landmarks Tour Booklet

The Landmarks Tour booklet is available for purchase at Borders Bookstore, Chippewa Valley Museum, Luther Hospital Gift Shop, and City Hall. The booklet provides a great summary of all the national and local historic properties in Eau Claire.

Eau Claire Landmarks Commission
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